



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

142-61 - Lot area and waterfront public access area requirements

File generated by <https://zr.planning.nyc.gov> on 2/21/2025

142-61 - Lot area and waterfront public access area requirements

LAST AMENDED 8/8/2018

For the purposes of determining requirements for waterfront public access areas, lot area shall not include any portion of a zoning lot that is seaward of the shoreline. For the purposes of determining the applicability of waterfront public access area requirements, pursuant to Section [62-52](#), all zoning lots with portions located within 40 feet of the shoreline shall be considered waterfront zoning lots.

On Parcel 1, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total waterfront public access area requirements on a “granting lot,” as described in Section [142-23](#) (Floor Regulations in Subarea B2 and B3), lot area shall be the combined lot area of all “granting lots” and all “receiving lots.”